080.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,010,700 / 1,010,700
					USE VALUE:	1,010,700 / 1,010,700
					ASSESSED:	1,010,700 / 1,010,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FARMER`S CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWERS MARK
Owner 2:	CHAPNICK SUSAN
Owner 3:	
Street 1:	2 FARMERS CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLONIAL RIDGE LLC -
Owner 2:	-
Street 1:	505 MIDDLESEX TURNPIKE
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains 6,213 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2494 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6213.000	586,200		424,500	1,010,700
Total Card	0.143	586,200		424,500	1,010,700
Total Parcel	0.143	586,200		424,500	1,010,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.25 | /Parcel: 405.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 220110

GIS Ref

GIS Ref

Insp Date 12/19/08

!6504!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	586,200	0	6,213.	424,500	1,010,700	1,010,700	Year End Roll	12/18/2019
2019	101	FV	456,700	0	6,213.	430,500	887,200	887,200	Year End Roll	1/3/2019
2018	101	FV	456,700	0	6,213.	321,400	778,100	778,100	Year End Roll	12/20/2017
2017	101	FV	456,700	0	6,213.	291,100	747,800	747,800	Year End Roll	1/3/2017
2016	101	FV	456,700	0	6,213.	278,900	735,600	735,600	Year End	1/4/2016
2015	101	FV	451,600	0	6,213.	236,500	688,100	688,100	Year End Roll	12/11/2014
2014	101	FV	451,600	0	6,213.	224,400	676,000	676,000	Year End Roll	12/16/2013
2013	101	FV	451,600	0	6,213.	213,400	665,000	665,000		12/13/2012

PRINT

Date	Time
12/10/20	21:16:24

LAST REV

Date	Time
09/21/20	10:53:57

danam

6504

USER DEFINED

Prior Id # 1:	49682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLONIAL RIDGE	34631-280		1/23/2002		629,000	No	No		
C & F REALTY	30323-3		6/22/1999		880,000	No	No		
FARMER SUSIE	28118-287		1/28/1998		314,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	611	Solar Pa	8,677	C				
11/19/2012	1526	Manual	31,392	C				
2/6/2001	231	New Buil	150,000	C		G3	GR FY03	NEW SINGLE FAMILY
11/7/2000	872	Foundati	7,000	C				FOUNDATION FOR NEW

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2013	Info Fm Prmt	MM	Mary M
12/19/2008	Measured	189	PATRIOT
4/18/2002	Permit Visit	PM	Peter M
3/24/2002	MLS	MM	Mary M
10/23/2001	Inspected	PM	Peter M
1/18/2000	Measured	277	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6213		Sq. Ft.	Site		0	70.	0.98	5									424,472						424,500	

Total AC/HA: 0.14263 | Total SF/SM: 6213 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,472 | Spl Credit | Total: 424,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	6.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07101035
Const Adj.:	0.99989998
Adj $ / SQ:	133.863
Other Features:	117275
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624954
Depreciation:	38747
Depreciated Total:	586207

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

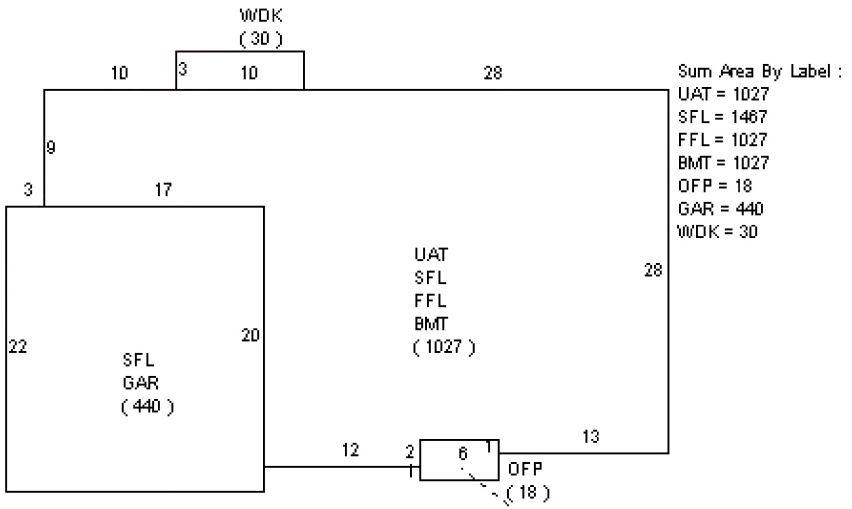
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.97
Special Features:	0	Val/Su Net:	137.41
Final Total:	586200	Val/Su SzAd	235.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,467	133.860	196,377
BMT	Basement	1,027	40.160	41,243
FFL	First Floor	1,027	133.860	137,477
GAR	Garage	440	20.680	9,099
UAT	Upper Attic	257	53.550	13,748
WDK	Deck	30	16.000	480
OFP	Open Porch	18	44.000	792
	Net Sketched Area:	4,266	Total:	399,216
Size Ad	2494	Gross Are	5036	FinArea 2494

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

080.0-0004-0001.0

IMAGE

AssessPro Patriot Properties, Inc